

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

CD Qty: \_\_\_ @ 199.00 ea. \$ \_\_\_\_\_

5% Tax \$9.95 ea. \$ \_\_\_\_\_

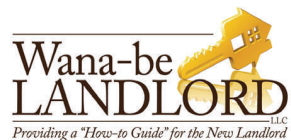
Shipping & Handling \$8.00 ea. \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Major Credit Cards accepted through 



If payment is made by check, CD will be shipped when check clears bank.



Wana-be Landlord, LLC  
W4858 Forest Lane  
Sherwood, WI 54169-9730  
(920) 915-0439

LandlordHelpLine@WanabeLandlord.com

Website: WanabeLandlord.com

### *Forms included on CD:*

- Policy Statement
- Application for Residency
- Explanation of Application for Residency
- Application Denial Letter
- Nonstandard Rental Provisions
- Residential Rental Agreement
- Rental Agreement Extension
- Rules and Regulations
- Renters Insurance Information
- Smoke Detector Requirements
- Check-in / Check-out Condition Report
- Five Day Quit or Pay Rent
- Five Day Quit or Pay Rent Explanation Letter
- Five Day Quit or Remedy Default
- Five Day Quit or Remedy Default Explanation Letter
- Fourteen Day Notice to Terminate Residency
- Satellite Dish Addendum
- Consent to Sublease
- Cosigner Information Sheet
- Cosigner Rental Agreement Guaranty
- Intention to Move Notice
- Move-in Allowance Agreement
- Lead-Based Paint Information Site Access
- Lead-Based Paint Disclosures Information
- April 2010 Pre-Renovation Form
- Forms Check List

*Forms are usable with both Windows and Macintosh operating systems.*

## *Important Information Every Landlord Needs*



So, you've decided to become a landlord. There's more to think about than purchasing property. A good landlord prepares for any situation. There is a large amount of knowledge that goes into making a good landlord.

Wana-be Landlord, LLC provides the basic information and forms that are needed to help you become a successful and prosperous landlord.





Alden G. Ferguson

I became a landlord for the first time when a friend had a rental house to sell. It sounded good to me, so I purchased it. It wasn't long before I sold it. I didn't have the time to learn about the business and therefore tenants knew more about the business than I did.

Twenty years later, I sold a business and was looking for a way to save on the capital gains tax. The answer was; purchase rental property.

The IRS has a program; when one property is sold the entire sales price can be applied to purchase new property. The capital gains tax on the sale is deferred until the new property is sold. This kind of transaction is called a "1031 Like Kind Exchange". This is one way to enter the rental business.

It's been 15 years since I became that new landlord. It took a lot of time to learn all that was needed to become a good landlord. I made mistakes along the way, some of which were expensive. With the CD I hope to save you from making those same mistakes.

If becoming a landlord is in your future, the information contained on the CD will be invaluable to your success in the business. You'll find needed forms and information that will enable you to operate within the boundaries of local, state and federal laws and to prosper as a landlord.

**Included with purchase of CD:**

- Receive answers to residential rental questions for one year via e-mail.
- One packet of 25/2 part sets of 8 1/2 x 11 Carbonless paper.

**To Order Your CD:**

Order on-line at [WanabeLandlord.com](http://WanabeLandlord.com) or complete and separate the coupon from this brochure, include a check for purchase price, tax, handling and shipping and place in the mail to:

Wana-be Landlord, LLC  
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Sherwood, WI 54169-9730

Contact us at:  
(920) 915-0439  
[LandlordHelpLine@WanabeLandlord.com](mailto:LandlordHelpLine@WanabeLandlord.com)  
Website: [WanabeLandlord.com](http://WanabeLandlord.com)



**Information included on CD:**

- What is a Landlord?
- Choosing Your Business Entity
- U.S. and Wisconsin Fair Housing Laws
- Rental Advertising
- Financial Accounting
- Prospective Tenants Screening Process
- Tenant's Rights & Responsibilities
- Rental Application Process
- Security Deposit and Refunds
- Nonstandard Rental Provisions Explanation
- The use of Carbonless Paper for forms
- Useful Internet Information Sites

*Continued on back page*

